



# City of Austin Residential New Construction and Addition Permit Application

Residential Review, 2<sup>nd</sup> floor, One Texas Center  
505 Barton Springs, Austin, TX 78704 (512) 978-4000

## Property Information

Project Address: 1104 W. 29th, Austin, 78703 Tax Parcel ID: 211073  
Legal Description: Lot 9A, Belmont Section 2  
Zoning District: SF-3-NP Lot Area (sq ft): 14767  
Neighborhood Plan Area (if applicable): Brykerwoods Historic District (if applicable):

## Required Reviews

Is project participating in S.M.A.R.T. Housing? ☐ Y ☒ N  
(If yes, attach signed certification letter from NHCD, and signed conditional approval letter from Austin Energy Green Building)

Does project have a Green Building requirement? ☐ Y ☒ N  
(If yes, attach signed conditional approval letter from Austin Energy Green Building)

Is this site within an Airport Overlay Zone? ☐ Y ☒ N  
(If yes, approval through Aviation is required)

Does this site have a septic system? ☐ Y ☒ N  
(If yes, submit a copy of approved septic permit)

Does the structure exceed 3,600 square feet total under roof? ☒ Y ☐ N  
(If yes, Fire review is required)

Is this property within 200 feet of a hazardous pipeline? ☐ Y ☒ N  
(If yes, Fire review is required)

Is this site located within an Erosion Hazard Zone? ☐ Y ☒ N  
(If yes, EHZ review is required)

Is this property within 150 feet of the 100 year floodplain? ☐ Y ☒ N  
(Proximity to floodplain may require additional review time.)

Is there a protected sized tree on this lot or adjacent lot(s)? ☒ Y ☐ N  
(If yes, application for a tree permit with the City Arborist is required)

Note: Include tree location(s) on plot plan.

Is this site within the Residential Design and Compatibility Standards Ordinance Boundary Area? (LDC 25-2 Subchapter F) ☒ Y ☐ N

Does this site currently have: water availability? ☒ Y ☐ N  
wastewater availability? ☒ Y ☐ N  
(If no, contact Austin Water Utility to apply for water/wastewater taps and/or service extension request.)

Are there existing water/wastewater infrastructure, appurtenances or existing water/wastewater easements located on site? ☒ Y ☐ N  
(If yes, contact Austin Water Utility Pipeline Engineering for review and approval)

Does this site have or will it have an auxiliary water source? ☐ Y ☒ N  
(Auxiliary water supplies are wells, rainwater harvesting, river water, lake water, reclaimed water, etc.)  
(If yes, submit approved auxiliary and potable plumbing plans.)

Does this site require a cut or fill in excess of four (4) feet? ☐ Y ☒ N  
(If yes, contact the Development Assistance Center for a Site Plan Exemption)

Is this site within the Waterfront Overlay? ☐ Y ☒ N  
(LDC 25-2 Subchapter C Article 3)

Is this site within the Lake Austin Overlay? ☐ Y ☒ N  
(LDC 25-2-180, 25-2-647)

Does this site front a paved street? ☒ Y ☐ N  
(If no, contact Development Assistance Center for Site Plan requirements.)

Is this site adjacent to a paved alley? ☐ Y ☒ N  
(Public Works approval required to take access from a public alley.)

Does this site have a Board of Adjustment (BOA) variance? ☐ Y ☒ N Case # \_\_\_\_\_ (if applicable)

Does this site have a Residential Design and Compatibility Commission (RDCC) waiver? ☐ Y ☒ N  
(If yes, provide a copy of decision sheet. Note: A permit cannot be approved within 10 days of approval of a variance from BOA.)

## Description of Work

Existing Use: ☐ vacant ☒ single-family residential ☐ duplex residential ☐ two-family residential ☐ other: \_\_\_\_\_

Proposed Use: ☐ vacant ☒ single-family residential ☐ duplex residential ☐ two-family residential ☐ other: \_\_\_\_\_

Project Type: ☐ new construction ☐ addition ☒ addition/remodel ☐ other: \_\_\_\_\_

Will all or part of an existing exterior wall, structure, or roof be removed as part of the project? ☒ Y ☐ N  
(Note: Removal of all or part of a structure requires a demolition permit application.)

# of existing bedrooms: 3 # of bedrooms upon completion: 3 # of baths existing: 3 # of baths upon completion: 3

Project Description: (Note: Please provide thorough description of project. Attach additional pages as necessary.)  
Demolition of garage and sunroom. Addition to include new sunroom and new exercise room. Remodel of existing living space.

Trades Permits Required (Circle as applicable): electric plumbing mechanical (HVAC) concrete (R.O.W.)

## Subchapter F

### Gross Floor Area

This section is only required for projects located within the Residential Design and Compatibility Standards Ordinance Boundaries as defined and illustrated in Title 25-2 Subchapter F of the Land Development Code. The Gross Floor Area of each floor is measured as the area contained within the outside edge of the exterior walls.

		Existing Sq Ft	New/Added Sq Ft	Proposed Exemption (check article utilized)	Applied Exemption Sq Ft	Total Sq Ft
1 <sup>st</sup> Floor		2120	1107			3227 0.00
2 <sup>nd</sup> Floor						0.00
3 <sup>rd</sup> Floor						0.00
Area w/ ceilings > 15'				Must follow article 3.3.5		0.00
Ground Floor Porch* (check article utilized)				<input checked="" type="checkbox"/> Full Porch sq ft (3.3.3 A) <input checked="" type="checkbox"/> 200 sq ft (3.3.3 A 2)		0.00
Basement				Must follow article 3.3.3B, see note below		0.00
Attic				Must follow article 3.3.3C, see note below		0.00
Garage**: (check article utilized)	Attached	489	-489	<input type="checkbox"/> 200 sq ft (3.3.2 B 2b)		0 0.00
	Detached			<input checked="" type="checkbox"/> 450 sq ft (3.3.2 A 1 / 2a) <input checked="" type="checkbox"/> 200 sq ft (3.3.2 B 2a)		0.00
Carport**: (check article utilized)	Attached			<input checked="" type="checkbox"/> 450 sq ft (3.3.2 A 3) <input checked="" type="checkbox"/> 200 sq ft (3.3.2 B 1)***		0.00
	Detached	125	125	<input type="checkbox"/> 450 sq ft (3.3.2 A 1)	125	<del>125</del> 0.00
Accessory Building(s) (detached)						0.00
Totals		0.00	0.00			0.00

TOTAL GROSS FLOOR AREA (add Total Sq Ft column) 0.00 3352

(Total Gross Floor Area ÷ Lot Area) x 100 = 22.7 Floor-To-Area Ratio (FAR)

Is a sidewall articulation required for this project? ☐ Y ☒ N

(Yes, if: a wall, 15' tall or higher, within 9 feet of a side property line extends further than 36 feet in length per article 2.7.1)

Does any portion of the structure extend beyond a setback plane/exemption exhibit (aka "tent")? ☐ Y ☒ N

(If Yes, indicate applicable section of Subchapter F and length of protrusion on the drawings.)

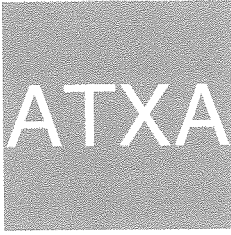
**\*Ground Floor Porch exemption:** A ground floor porch, including a screened porch, may be exempted, provided that the porch is not accessible by automobile and is not connected to a driveway; and the exemption may not exceed 200 square feet if a porch has habitable space or a balcony above it.

**\*\*Garage and carport exemptions (in relation to primary structure):** Exemptions must follow the code as outlined in Title 25-2 Subchapter F 3.3.2. Each amount listed (450 or 200) is the maximum exclusion allowed per the article designated. Note: Article 3.3.2 C, "An applicant may receive only one 450-square foot exemption per site under paragraph A. An applicant who receives a 450-square foot exemption may receive an additional 200-foot exemption for the same site under paragraph B, but only for an attached parking area used to meet minimum parking requirements."

**\*\*\*Ordinance article 3.3.2 B 1** is the only 200 sq ft exemption that may be combined with a 450 sq ft exemption. Otherwise only one 450 exemption or one 200 sq ft exemption may be taken.

**Basement exemption:** A habitable portion of a building that is below grade may be exempted if the habitable portion does not extend beyond the first-story footprint and is below natural or finished grade, whichever is lower; and it is surrounded by natural grade for at least 50% of its perimeter wall area and the finished floor of the first story is not more than three feet above the average elevation at the intersections of the minimum front yard setback line and the side property lines.

**Habitable Attic exemption:** A habitable portion of an attic may be exempted if: 1) The roof above it is not a flat or mansard roof and has a slope of 3 to 12 or greater; 2) It is fully contained within the roof structure; 3) It has only one floor; 4) It does not extend beyond the footprint of the floors below; 5) It is the highest habitable portion of the building, or a section of the building, and adds no additional mass to the structure; and 6) Fifty percent or more of the area has a ceiling height of seven feet or less.



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MARCH 21, 2016

RE: 1104 WEST 29TH, AUSTIN, TX

PHOTOS OF EXISTING STRUCTURE TO BE DEMOLISHED.

*PARTIAL*



SOUTH FACADE ( FACING WEST 29TH)

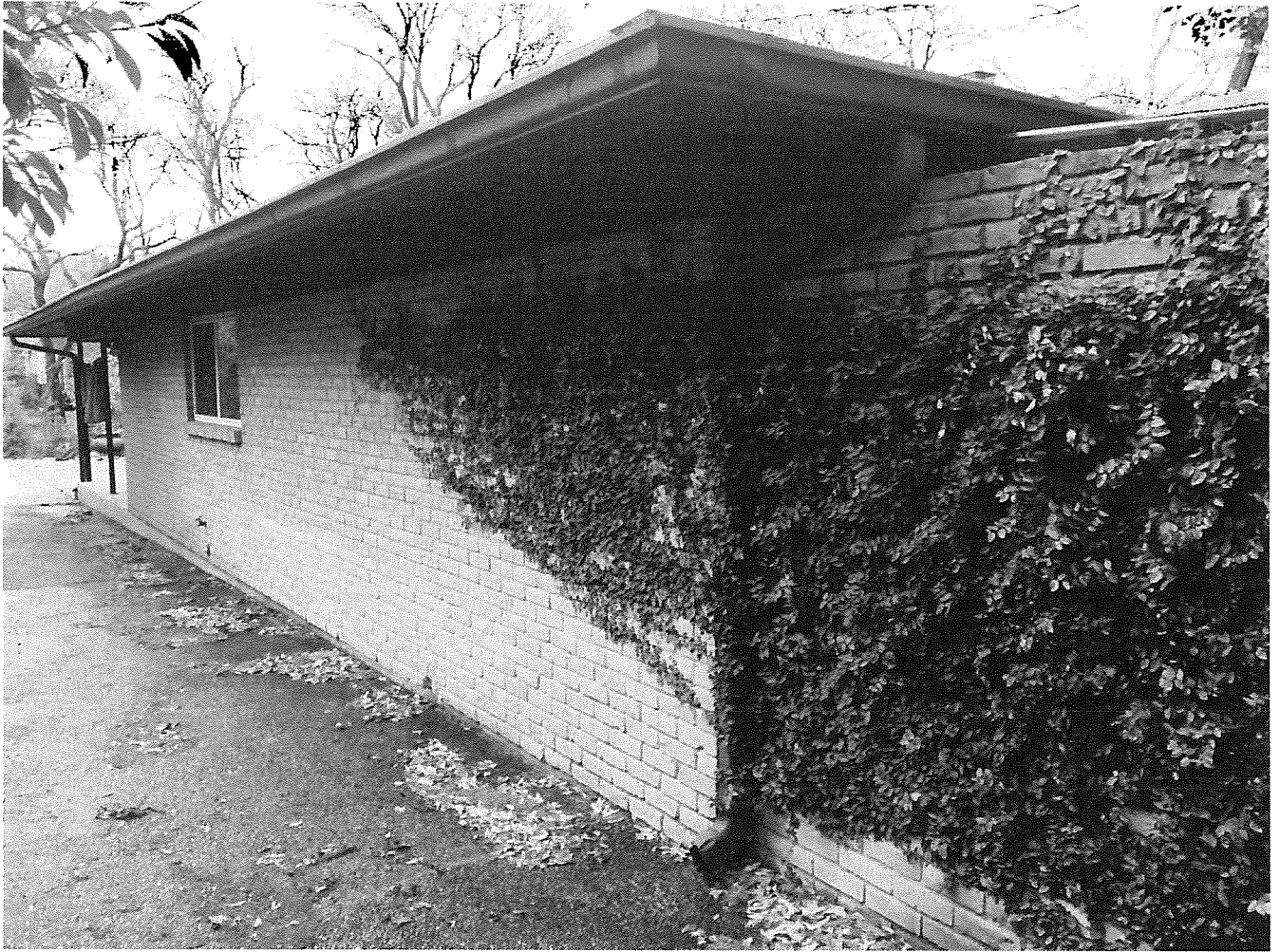


EAST FACADE (FACING SIDE YARD)



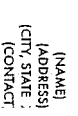


NORTH FACADE (FACING REAR YARD)



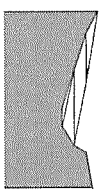
WEST FACADE (FACING SIDE YARD)

**DAMIEN REMODEL**  
1104 WEST 29TH, AUSTIN, TEXAS

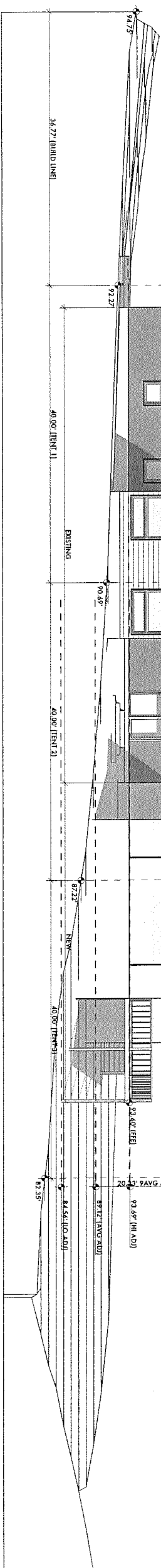




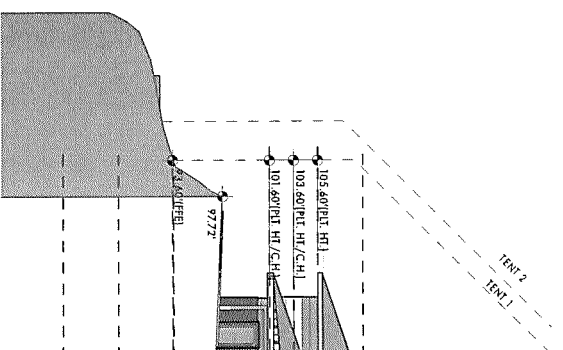
SCALE: 1/8" = 1'-0"



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4) SCALE: 1/8" = 1'-0"



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